

## THIS INSTRUMENT WAS PREPARED BY:

DEBRA PACE BRANAN, ATTY. 170 W. CENTER STREET, HERNANDO, MS. 38632  
(662) 449-4800

NO TITLE WORK WAS REQUESTED AND NONE WAS PERFORMED BY THE PREPARER

AARON HINDS

GRANTORS

TO

SURRY DANIELS, and wife

LOURINE DANIELS,

GRANTEE

STATE MS.-DE SOTO CO.  
FILED

APR 17 3 42 PM '03

WARRANTY DEED

BK 442 PG 41  
W.E. DAVIS CH. CLK.

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, AARON HINDS, a single adult male person,, hereinafter called the GRANTOR, have bargained and sold and by these presents do sell, transfer, convey and warrant unto ,SURRY DANIELS and wife, LOURINE DANIELS, as tenants by the entirety with full right of survivorship and not as tenants in common, herein after called the GRANTEE(s), their heirs and assigns, a certain tract or parcel of land lying and being situated in DeSoto County, Mississippi more particularly described as follows, to-wit:

The North Half of Tract #7, being 3.2 acres, more or less and described as follows, to with:

Beginning at a stake in the southeast corner of the North Half of the southeast Quarter of Section 15, Township 2, Range 8 West; Thence West 440 feet to a stake; Thence North 317.5 feet to a point; said point being the POINT OF BEGINNING for the herein conveyed 3.2 acre tract Thence North along the West line of said Tract #7, 317.5 feet to the Northwest corner of Tract #7; Thence East along the North line of Tract #7, 440 feet to the Northeast corner of Tract #7; Thence south along the East line of Tract #7, 317.5 feet to a point; Thence west and parallel to the North line of Tract #7, 440 feet to the point of beginning and containing 3.2 acres, more or less.

Tract #7 was a 6.4 acre tract of land conveyed to Abe Hinds by partition Deed of date November 5, 1960 and shown of record in Deed Book 48, at page 564 of the Land Deed records of DeSoto County, Mississippi.

The subject property herein being the same property conveyed to the Grantor, Arron Hinds by Partition Deed dated April 24, 1968.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Possession will be given with delivery of this deed.

~~Taxes for the year 2002 shall be prorated between the parties.~~

2003.

WITNESS My SIGNATURE, this the 4<sup>th</sup> day of March,

Aaron Hinds  
AARON HINDS

STATE OF NEW JERSEY  
COUNTY OF HUDSON

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, AARON HINDS who acknowledged that he each signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

4<sup>th</sup> Given under my hand and official seal of office, this the day of MARCH, 2003.

Nathan Beck  
NOTARY PUBLIC  
**NATHAN BECK**  
An Attorney at Law of New Jersey

~~My Commission Expires:~~

GRANTOR'S ADDRESS:

~~49 East 10<sup>th</sup> Street~~ 23 SEIDLER STREET  
~~Bayonne, NJ 07002~~ JERSEY CITY, N.J. 07301  
~~Home: 201-858-0029~~ (201) 433-2977  
Work: none

GRANTEES' ADDRESS:

3249 Robertson Road  
Hernando, MS 38632  
Home: 601-429-7735  
Work: 601-342-1545